Davidson County DEEDWARR
Recvd: 01/27/06 10:43 3 pgs
Fees:18.00 Taxes:665.63
20060127-0010557

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00.

Affiant

Subscribed and sworn to me on January 25, 2006.

NOTARY PUBLIC
EXP- 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21432SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crystal Latoya Gilreath 7520 Lords Chapel Drive Nashville, TN 37211	SAME ADDRES AS NEW OWNER	173-9-A-169.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vincent F. Sorgi and wife, Mary Jane Sorgi, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Crystal Latoya Gilreath, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Section Three, Lenox Village, as of record in Plat Book Instrument No. 20030808-0113189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Vincent F. Sorgi and wife, Mary Jane Sorgi by deed from Don B. Smithson D/B/A Don B. Smithson Construction, dated December 2, 2003, of record as Instrument No. 20031205-0175334, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters shown on plan of record as Instrument No. 20030808-0113189, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee; and
4. Charter of Incorporation of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office; and
5. Covenants, Conditions, restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee; and
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and
7. Easement for ingress and egress of record as Instrument No. 20010103-0000902 and corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee; and
8. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7520 Lords Chapel Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on January 25, 2006.

Vincent J. Sorgi

Vincent F. Sorgi

Mary Jane Sorgi

Mary Jane Sorgi

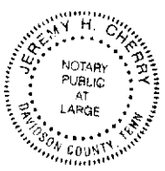
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 25, 2006, before me personally appeared Vincent F. Sorgi and Mary Jane Sorgi to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 25, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007



NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE